

August 29, 2017

Department of Planning and Community Development
120 East Court St.
Rocky Mount, VA
24151

To Whom It May Concern,

The purpose of this letter is to detail, in general terms, the application for a special use permit at 497 Cedar Ridge Rd. Union Hall, VA 24176. The applicants, Kenneth E. and Shirley A. Jensen desire to locate a small internet based business, referred to as Collector Investments LLC, which will deal in railroad, military and firearms related collectables.

Purchases and sales of this business will primarily be internet based. Occasional customer related visits will be handled in the residence. The business will have no exterior advertising, minimal vehicle traffic and no foot traffic off the property. Parking will be in the residence drive way only. There should be little to no noticeable change on the surrounding area. Operating hours will be primarily in the evening and on Saturday.

The request for a special use permit is required to obtain the necessary licensing for the operation of the business.

Sincerely,



Kenneth E. & Shirley A. Jensen
Collector Investments LLC

FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)

I/We, Kenneth E. & Shirley A. Jensen, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

1. Petitioners Name: Kenneth E. & Shirley A. Jensen

2. Property Owner's Name: Kenneth E. & Shirley A. Jensen

Phone Number: 540 521 2642

Address: 497 Cedar Ridge Rd.
Union Hall, VA Zip: 24176

3. Exact Directions to Property from Rocky Mount: VA 40 East to left on Standford Rd, left on Kempton Rd, Rt on Rock Cliff, Rt on Cedar Ridge

4. Tax Map and Parcel Number: 52.4-5

5. Magisterial District: Union Hall

6. Property Information:

A. Size of Property: .699 Acre

B. Existing Zoning: R-1

C. Existing Land Use: Single Family

D. Is property located within any of the following overlay zoning districts:

☐ Corridor District ☐ Westlake Overlay District ☐ Smith Mountain Lake Surface District

E. Is any land submerged under water or part of a lake? Yes ☒ No ☐ If yes, explain.

7. Proposed Special Use Permit Information:

A. Proposed Land Use: Internet based home business

B. Size of Proposed Use: Interior 1st floor of House

C. Other Details of Proposed Use: home based Internet business
Trading in Collectable Rail Road and mil. Railway
Collectables.
No Exterior Storage or other Property Changes
limited public traffic all parking in residence driveway

Checklist for completed items:

- ☒ Application Form
☒ Letter of Application
☒ Concept Plan *no property changes*
☒ Application Fee

I certify that this application for a special use permit and the information submitted herein is correct and accurate.

Petitioner's Name (Print): Kenneth E Jensen

Signature of Petitioner: *Kenneth E Jensen*

Date: 8/29/17

Mailing Address: 497 Cedar Ridge Rd
Union Hall, VA

Telephone: 540 521 2642

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): N/A

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

August 29, 2017

Department of Planning and Community Development
120 East Court St.
Rocky Mount, VA
24151

Project Title: Collector Investments LLC permit application

To Whom It May Concern,

The purpose of this document is to outline the concept plan for the special use permit for 497 Cedar Ridge Rd. Union Hall, VA 24176:

The property is on Cedar Ridge road with no adjacent roadway.

The property is a single family residence with two car garage and basement.

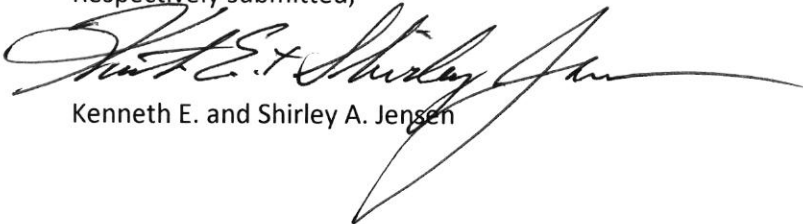
Property boundaries are shown on the plot plan enclosed.

Adjacent properties are owned by Betty Frye and James and Rebecca DeHaven respectively.

With the exception of additional security devices, no changes will be made to the exterior of the buildings and no exterior signage will be present. No additional buildings will be constructed.

Purchases and sales of this business will primarily be internet based. Occasional customer related visits will be handled in the residence.

Respectively submitted,

A handwritten signature in black ink, appearing to read "Kenneth E. and Shirley A. Jensen", written in a cursive style. The signature is positioned above the printed names of the signatories.

Kenneth E. and Shirley A. Jensen

CURRENT OWNER - HARRIETT C. SHER
DB 577, PG 1108

REFERENCE - TAX No. 52.4-5

LOT 5
CEDAR RIDGE
DB 418, PG 470 (PLAT)

NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND THEREFORE
MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES
UPON THE PROPERTY.

THIS IS TO CERTIFY THAT A PORTION OF THE
PROPERTY SHOWN HEREON IS LOCATED IN THE
100 YEAR FLOOD PLAIN AS DETERMINED BY THE
DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A.
FIRM PANEL 51067C0840D DATED: 1/8/10

THIS IS TO CERTIFY THAT ON JULY 8
2013, AN ACCURATE SURVEY WAS MADE OF THE
PREMISES SHOWN HEREON AND THAT THERE
ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE
ON THE GROUND OTHER THAN THOSE SHOWN
HEREON.

THIS IS A RE-SURVEY OF AN EXISTING LOT AND IS
EXEMPT FROM THE FRANKLIN COUNTY
SUBDIVISION ORDINANCE.

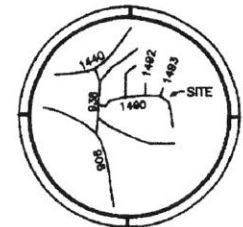
LOT 6
Now or Formerly
BETTY D. FRYE (LIFE EST)
SHERRIE F. TYLER
PAMELA D. FRYE
DB 539, PG 547
TAX No. 52.4-6

LOT 5
0.699 ACRE
TAX No. 52.4-5

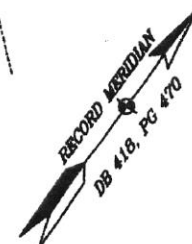
LOT 4
Now or Formerly
JAMES W. & REBECCA H.
DB 990, PG 1273
TAX No. 52.4-4



CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590



LOCATION MAP



PLAT OF PROPERTY
TO BE ACQUIRED BY
**KENNETH E. & SHIRLEY A.
JENSEN**

LOCATED IN
UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
JULY 8, 2013
SCALE 1" = 40'

FIELD BK 569, JOB No. 13142, DRAWING No. B-2498